060.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	568,600 / 568,600
					USE VALUE:	568,600 / 568,600
					ASSESSED:	568,600 / 568,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAYLOR COREY H M
Owner 2:	TAYLOR STEPHANIE LEIGH
Owner 3:	
Street 1:	136 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSENFELD CAROLYN D -
Owner 2:	-
Street 1:	269 CAMBRIDGE RD # 202
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 927 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4287.000	180,200	4,400	384,000	568,600
Total Card	0.098	180,200	4,400	384,000	568,600
Total Parcel	0.098	180,200	4,400	384,000	568,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 613.38 /Parcel: 613.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39826
GIS Ref
GIS Ref
Insp Date 10/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	180,200	4400	4,287.	384,000	568,600		Year end	12/23/2021
2021	101	FV	175,200	4400	4,287.	384,000	563,600		Year End Roll	12/10/2020
2020	101	FV	175,200	4400	4,287.	384,000	563,600	563,600	Year End Roll	12/18/2019
2019	101	FV	156,600	4400	4,287.	378,500	539,500	539,500	Year End Roll	1/3/2019
2018	101	FV	156,600	4400	4,287.	290,800	451,800	451,800	Year End Roll	12/20/2017
2017	101	FV	156,600	4400	4,287.	274,300	435,300	435,300	Year End Roll	1/3/2017
2016	101	FV	156,600	4400	4,287.	252,400	413,400	413,400	Year End	1/4/2016
2015	101	FV	148,000	4400	4,287.	235,900	388,300	388,300	Year End Roll	12/11/2014

!5256!

PRINT

Date	Time
12/30/21	01:52:59

LAST REV

Date	Time
02/25/20	09:29:26
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5256

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENFELD CAROL	70485-164		1/8/2018		549,000	No	No		
ARNSTEIN CAROLY	53734-508		10/27/2009	Family	99	No	No		
RANAURO JOHN C	26791-4		10/31/1996		153,000	No	No		Y

USER DEFINED

Prior Id # 1:	39826
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1011	Heat App	9,088	C				
1/6/1997	13		20,000					REM/KIT-ENL/WDK
12/31/1996	666		2,000					ADD 3 SKYLIGHTS
8/5/1992	359	Manual	6,500					SIDING+ROOF ON GAR

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	CC	Chris C
12/8/2008	Meas/Inspect	163	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4287		Sq. Ft.	Site		0	70.	1.28	6									384,028						384,000	

Total AC/HA:	0.09842	Total SF/SM:	4287	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,028	Spl Credit		Total:	384,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	261174
Depreciation:	80964
Depreciated Total:	180210

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 5	BRs: 2	Baths: 1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

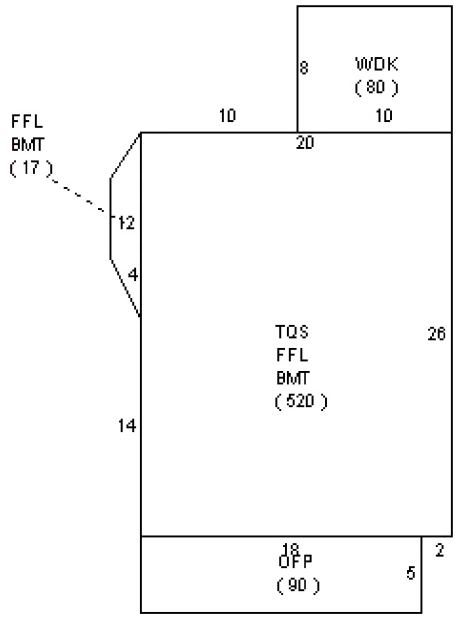
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	110.28
Final Total:	180200	Val/Su SzAd	194.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	537	54.120	29,064
FFL	First Floor	537	180.410	96,880
TQS	3/4 Story	390	180.410	70,360
OFP	Open Porch	90	34.480	3,103
WDK	Deck	80	15.840	1,267

Net Sketched Area:	1,634			Total:	200,674
Size Ad	927	Gross Area	1764	FinArea	927

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

060.0-0004-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1930	22.72	T	40	101			4,400			4,400

More: N	Total Yard Items:	4,400	Total Special Featues:		Total: 4,400